




3. **Project# 1002632**  
15DRB-70196 – 2 YEAR SUBDIVISION  
IMPROVEMENT AGREEMENT  
EXTENSION (2YR SIA)  
15DRB-70197 2 YEAR SUBDIVISION  
IMPROVEMENT AGREEMENT  
EXTENSION (2YR SIA) 

TIERRA WEST LLC agents for FLASH RESOURCES, LLC request the referenced/ above actions for **THE BOULDERS PHASE III** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 18.97 acres. (B-10 & 11) **THE TWO YEAR EXTENSIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENTS (SIA) WERE APPROVED.**



4. **Project# 1010010**  
15DRB-70198 VACATION OF PUBLIC  
ROADWAY EASEMENT 

BOB KEERAN agent for BLAS & SARAH URQUIDEZ requests the referenced/ above action for a portion of SIGNAL AVENUE NE adjacent to Lots 19 & 20, Block 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of SIGNAL AVE NE between VENTURA ST NE and BARSTOW ST NE. (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1010332**  
15DRB-70139 - PRELIMINARY PLAT  
15DRB-70140 TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION  
15DRB-70155 EPC APPROVED SDP  
FOR SUBDIVISION 

MARK GOODWIN AND ASSOCIATES P.A. agents for 98TH ST LLC request the referenced/ above actions for Tract 34D-1-A, **LANDS OF SALAZAR FAMILY TRUST, et. al.** zoned SU-1/ MIXED USE, located in the southwest corner of 98TH ST SW and GIBSON BLVD SW containing approximately 25.17 acres. (N-9) [*Deferred from 4/22/15, 5/6/15*] **DEFERRED TO 6/24/15.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

6. **Project# 1010284**  
15DRB-70219 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  

KRISTINA YU request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 33, **TIERRA VIEJA** zoned R-2, located on ROSS PL SE BETWEEN CREST AV SE AND JACKSON ST SE containing approximately .19 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY OF THE ESTABLISHMENT OF SEPARATE WATER ACCOUNTS AND TO PLANNING FOR ADJOINER CORRECTION AND AGIS DXF, AS WELL AS A COPY OF THE 1960S DEED FOR THE PLANNING FILE.**

# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**Project# 1010284 - 15DRB-70219 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL**

**NAME:** TIERRA VIEJA

**AGENT:** KRISTINA YU *6-10-15*

\*\*Your request was approved on 6-10-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

Transportation:

ABCWUA:

*separate account*

City Engineer:

Parks and Recreation :

Planning:

*AMERICA*  
*APL idyl*      *correct adjoint*

**PLATS:**

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 3, 2014  
DRB Comments**

**ITEM # 6**

**PROJECT # 1010284**

**APPLICATION # 14-70387**

**RE: Lot 13 & 12, Block 33, Ridgecrest Addition**

The zoning is R-2, which is suitable for townhouses. Permissive uses in the R-2 zone refer to the uses permissive in the R-T zone. The requested lot areas of 4,225 square feet and lot widths of 32'6", meet minimum lot area (2,200 square feet per dwelling unit) and minimum lot width (22 feet per dwelling unit) requirements in the R-T zone (the reduced minimums referenced in the application letter are for Family Housing Developments, which require review and approval thru 14-17 of the City Code of Ordinances).

The "portion of" Lot 12 must be documented (by deed or other conveyance) prior to 1973 in order to conform to the current Subdivision Ordinance. Additionally, there is not a platted alley abutting this property; if there is an access agreement that goes with the deed or other conveyance it should be noted on the plat.

Randall Falkner  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
t 505-924-3933  
f 505-924-3339



# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**Project# 1010284 - 15DRB-70219 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL**

**NAME:** TIERRA VIEJA

**AGENT:** KRISTINA YU

\*\*Your request was approved on 6-10-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

Transportation:

ABCWUA:

*DK*  
*separate accounts*

City Engineer:

Parks and Recreation :

Planning:

*MARKER (Curtis Cherr) signature*  
*DEF approved, correct edjola*

**PLATS:**

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

*oh*  
*folded paper copy + pdf*

County Assessor Receipt  
2 Mylar

County Clerk  
1. print record.  
1 pdf.

substantive records  
county clerk

County Clerk  
County Assessor

County Clerk  
County Assessor



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D L A APPEAL / PROTEST of...**

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: KRISTINA YU PHONE: 505 217 8316

ADDRESS: 2009 RIDGECREST DR. SE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: kristina@mcclain-yu.co

Proprietary interest in site: \_\_\_\_\_ List all owners: KRISTINA YU; KUM NIM YU

DESCRIPTION OF REQUEST: Divide 1 lot (R2) to 2 lots.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. ~~13 & 14~~ 15TH OF LOT 12 Block: 33 Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: TIERRA VIEJA

Existing Zoning: R2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): L-17-Z UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

DRB PROJECT NO. 1010284; 1005459

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 8,450ft<sup>2</sup> = .19 acres.

LOCATION OF PROPERTY BY STREETS: On or Near: ~~14th~~ ROSS PLACE SE. ABO. NM 87108

Between: crest on SE and Jackson St SE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Kristina H. Yu DATE 06.02.15

(Print Name) KRISTINA H. YU Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
15DRB 70219

Action  
PBF  
CMF

S.F.	Fees
_____	\$ <u>285.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ <u>305.00</u>

Hearing date June 10, 2015

[Signature]

6-2-15  
Staff signature & Date

Project # 1010284



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- ~~MA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ~~N/A~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

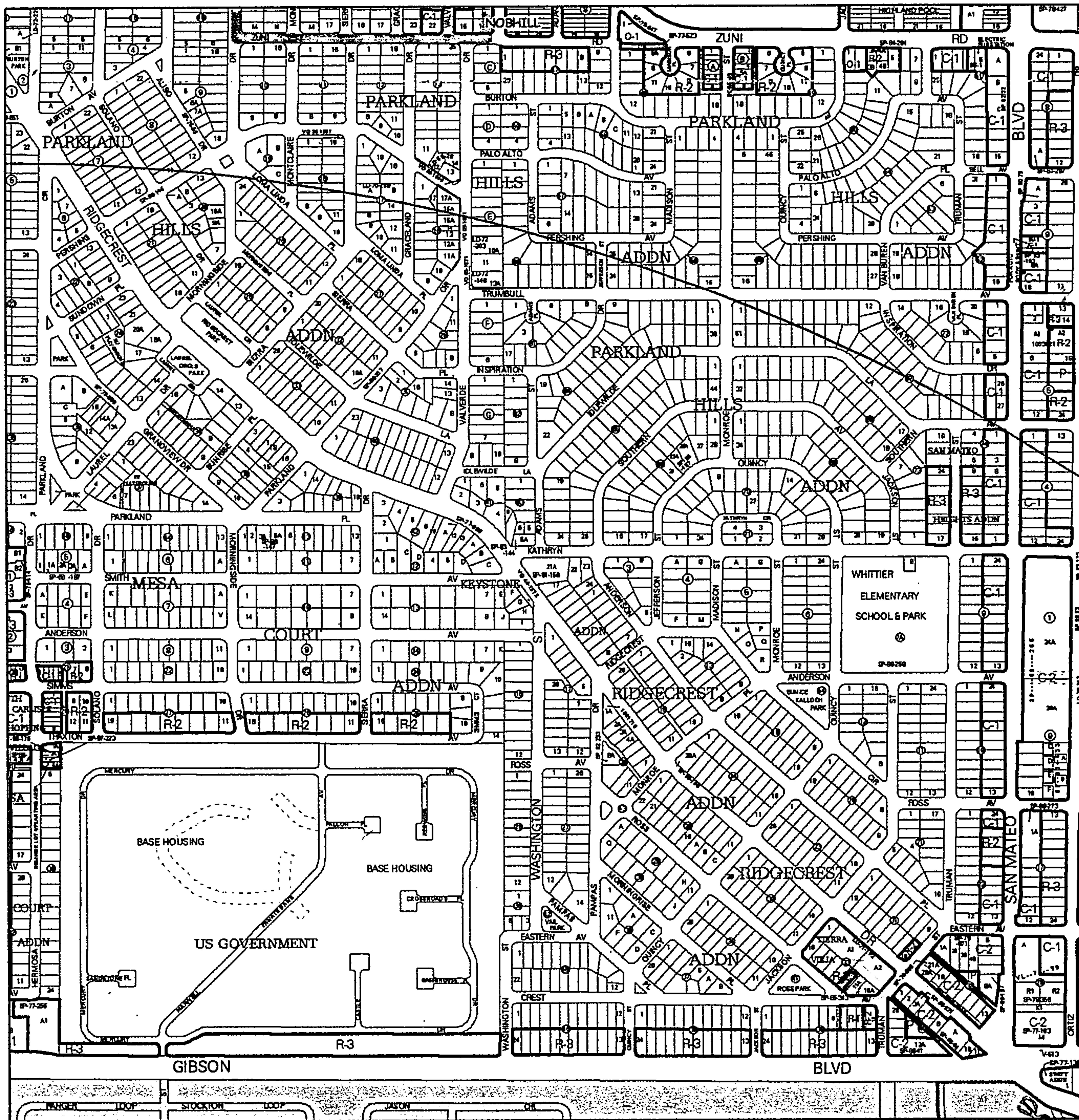
KRISTINA H. YU  
Applicant name (print)  
[Signature]  
Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	ISDRB - <u>79219</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

Form revised October 2007  
[Signature] 6-2-15  
Planner signature / date  
Project # 1010284





For more current information and more details visit: <http://www.cabq.gov/gis>

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-17-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0                      750                      1,500 Feet



Kristina H. Yu  
2009 Ridgecrest Dr. SE  
Albuquerque, NM 87108

Date: June 02, 2015

Planning Department Services Center  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

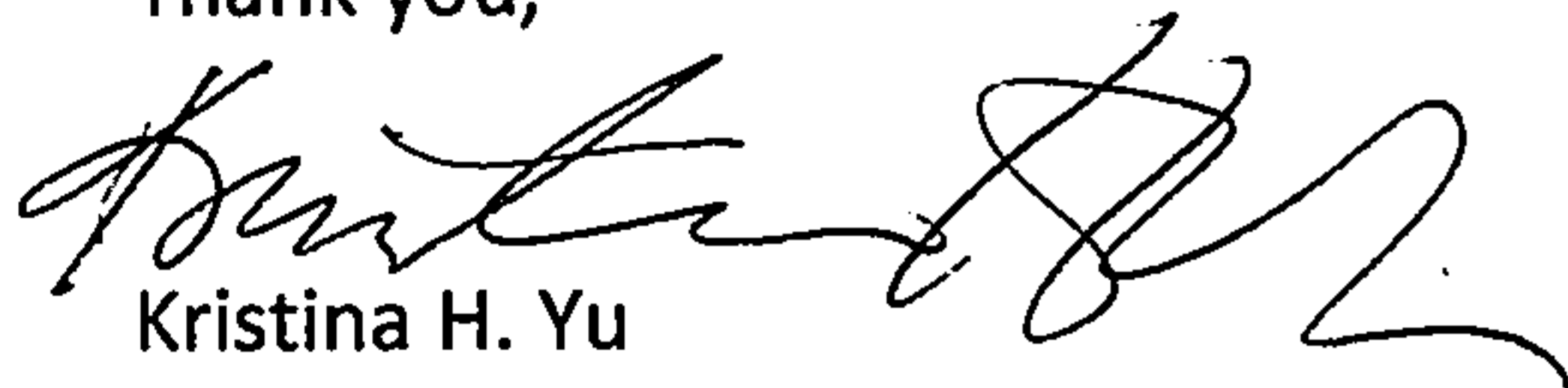
Dear Sir or Madam,

The following request concerns Lot 13 & W.15ft of Lot 12 of Block 33, Ridgecrest Addition, in the Southeast in Albuquerque. The property is zoned R2, is vacant land and fronts Ross Place, SE. The property is abutted by R2 zoned medium density apartments, where currently stand apartment triplexes.

Lot width= 65'  
Lot length= 130'  
Total square footage= 8,450ft<sup>2</sup>  
Physical Address: 1916 Ross Place

We are requesting that the property be subdivided to accommodate 2 Residential Townhouse Units. Under the R-T portion of the Zoning Code (14-16-2-9) paragraph "D", minimum lot width shall be 22 feet. The two new lots would have widths of 32'-6" and 32'-6". Minimum lot area shall be 2,200 square feet per dwelling unit. The proposed subdivision would yield lot areas of 4225 ft<sup>2</sup> and 4225ft<sup>2</sup>, thereby meeting the requirement for minimum lot size.

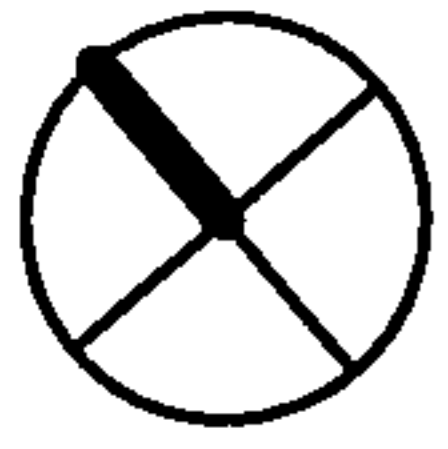
Thank you,

  
Kristina H. Yu  
(owner)

Previous DRB project number(s): 1010284, 1005459

# SITE SKETCH

BLOCK 33, RIDGECREST ADDN.  
LOT 13 & W. 15FT OF LOT 12  
(ROSS PLACE SE)



7' UTILITY  
EASEMENT

REAR  
PROPERTY  
LINE

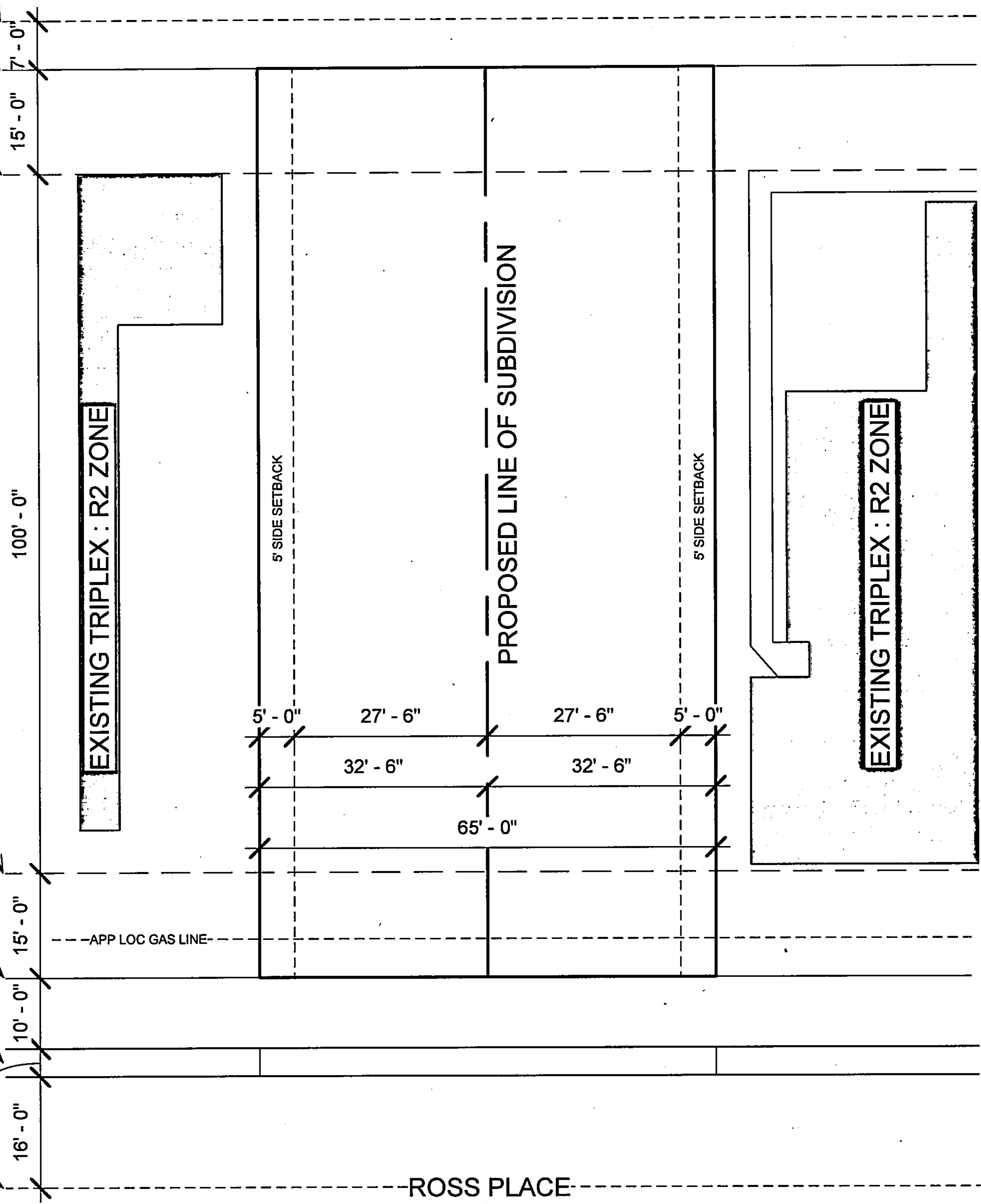
15' REAR  
SETBACK

15' FRONT  
SETBACK

FRONT  
PROPERTY  
LINE

4'  
SIDEWALK

C.L. 60'  
R.O.W.  
(ROSS  
PLACE)



① SITE SKETCH  
3/64" = 1'-0"



PROJECT #

1010284

June 10. 2015

Pit



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): owner: Kristina Yu PHONE: 505 217 8316  
 ADDRESS: 1508 QUINCY ST. SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: yu.kristina@gmail.com  
 APPLICANT: Kristina Yu PHONE: 505 217 8316  
 ADDRESS: 1508 QUINCY ST. SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: yu.kristina@gmail.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Kristina Yu / Kum Yu

DESCRIPTION OF REQUEST: Divide one lot (R2) to two lots (sketch)

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. LOT 13 + W. 15ft of Lot 12. Block: 33 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: R2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-17-Z UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005459

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 8,450ft<sup>2</sup> = .19 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1916 ROSS PLACE SE. ABQ. 87108  
 Between: \_\_\_\_\_ and \_\_\_\_\_  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 11.12.14  
 (Print Name) KRISTINA H. YU Applicant  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70387</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date Dec. 3, 2014

[Signature] 11/12/14  
 Staff signature & Date

Project # 1010284



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**Your attendance is required.**

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

- required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**Your attendance is**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)**

- PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

**Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

KRISTINA H. YU  
Applicant name (print)  
[Signature] 11.12.14  
Applicant signature / date



Form revised **October 2007**

[Signature] 11/12/14  
Planner signature / date

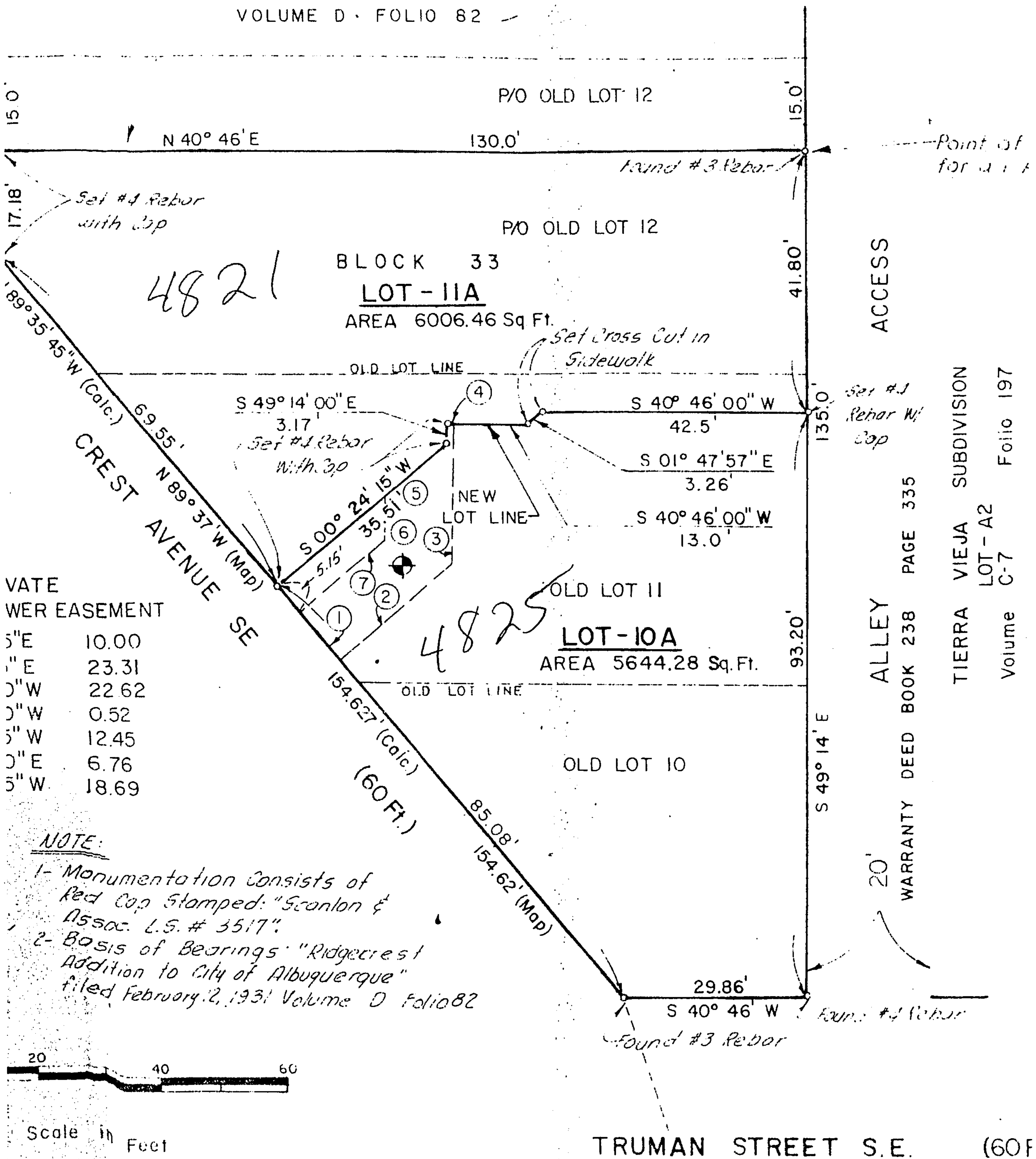
Project # 1010284

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
14DRB-70387



RIDGECREST ADDITION  
VOLUME D - FOLIO 82

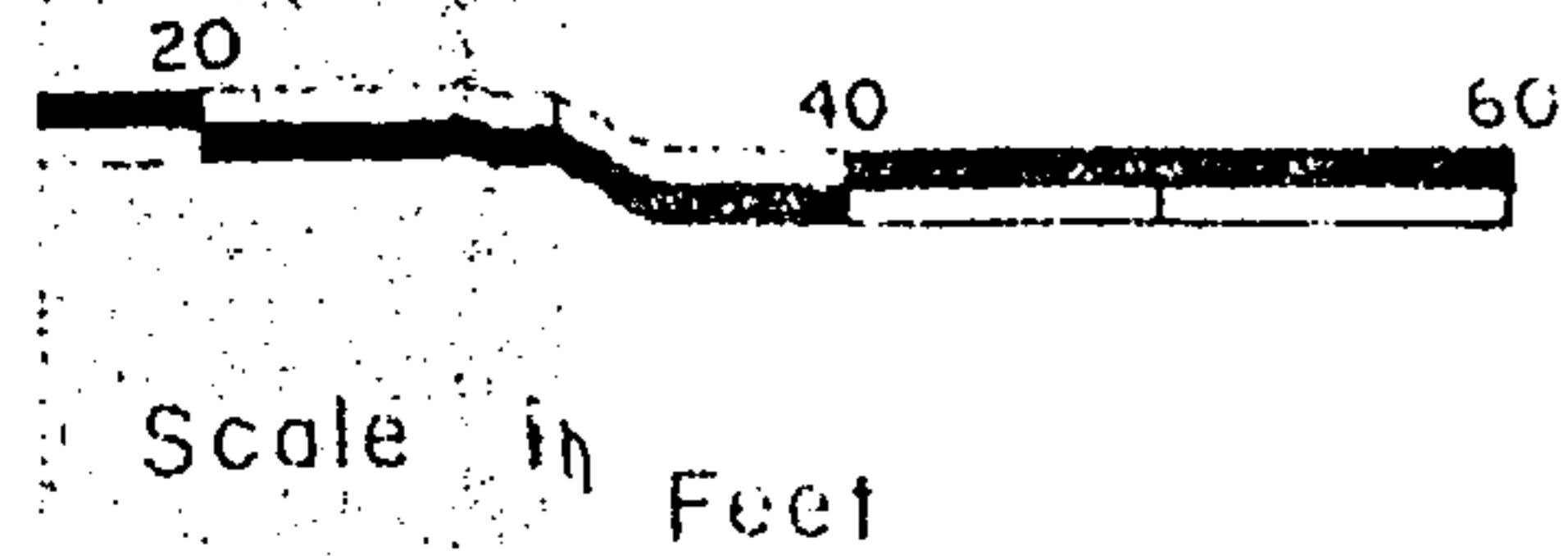


VATE  
WER EASEMENT

5" E	10.00
1" E	23.31
0" W	22.62
0" W	0.52
5" W	12.45
0" E	6.76
5" W	18.69

**NOTE:**

- 1- Monumentation Consists of Red Cap Stamped: "Scanlon & Assoc. L.S. # 3517"
- 2- Basis of Bearings: "Ridgecrest Addition to City of Albuquerque" filed February 2, 1931 Volume D Folio 82



ACS Monument 34  
N.M. State Plane Coordinates (Central Zone)  
X = 399486.52 Y = 1476626.17  
Delta Alpha = -02° 1' 35"

Handwritten survey notes and calculations, including bearings like N 89° 37' W and distances like 154.627'.

ACCESS

ALLEY

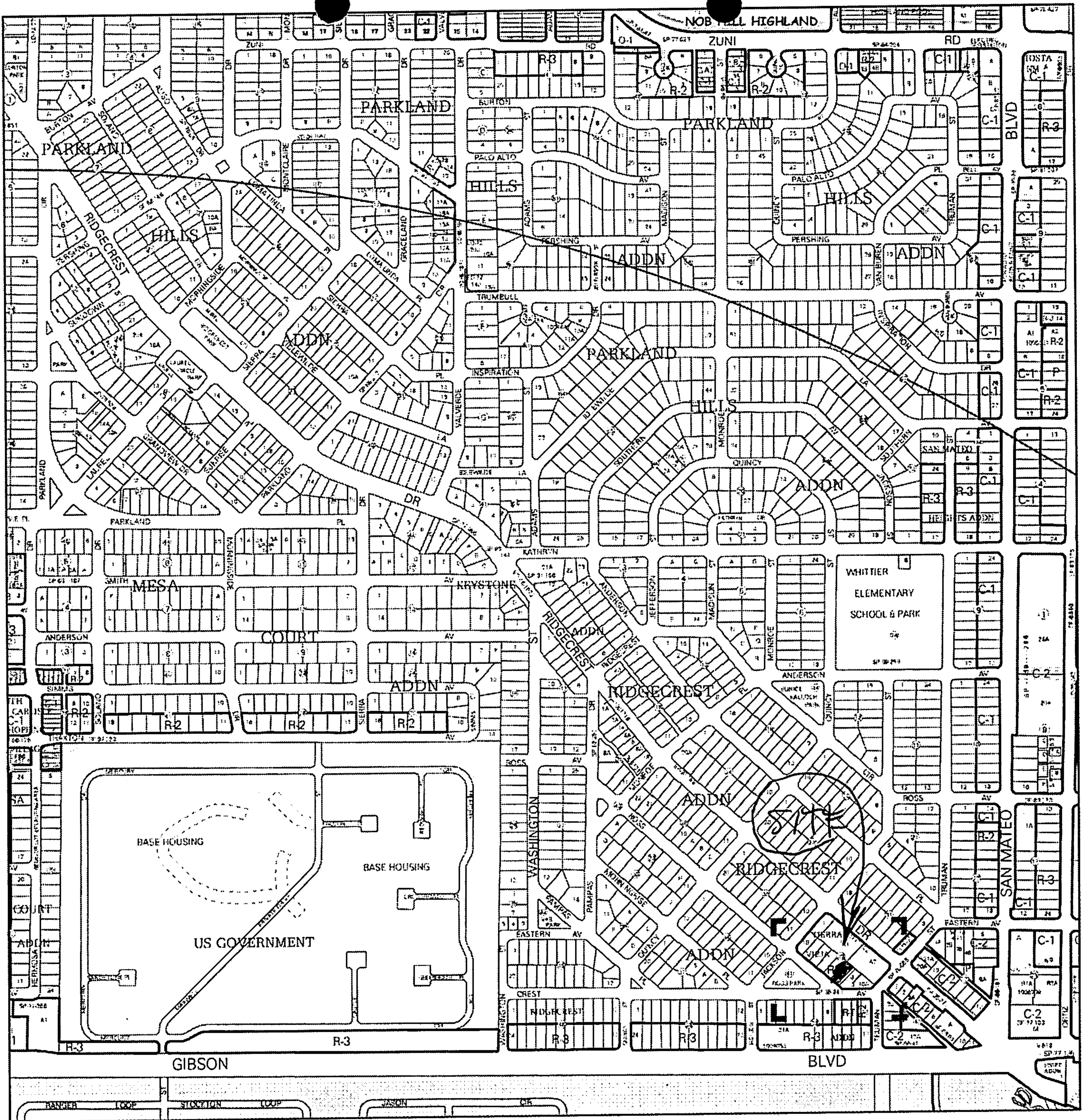
WARRANTY DEED BOOK 238 PAGE 335

TIERRA VIEJA SUBDIVISION  
LOT - A2  
Volume C-7 Folio 197

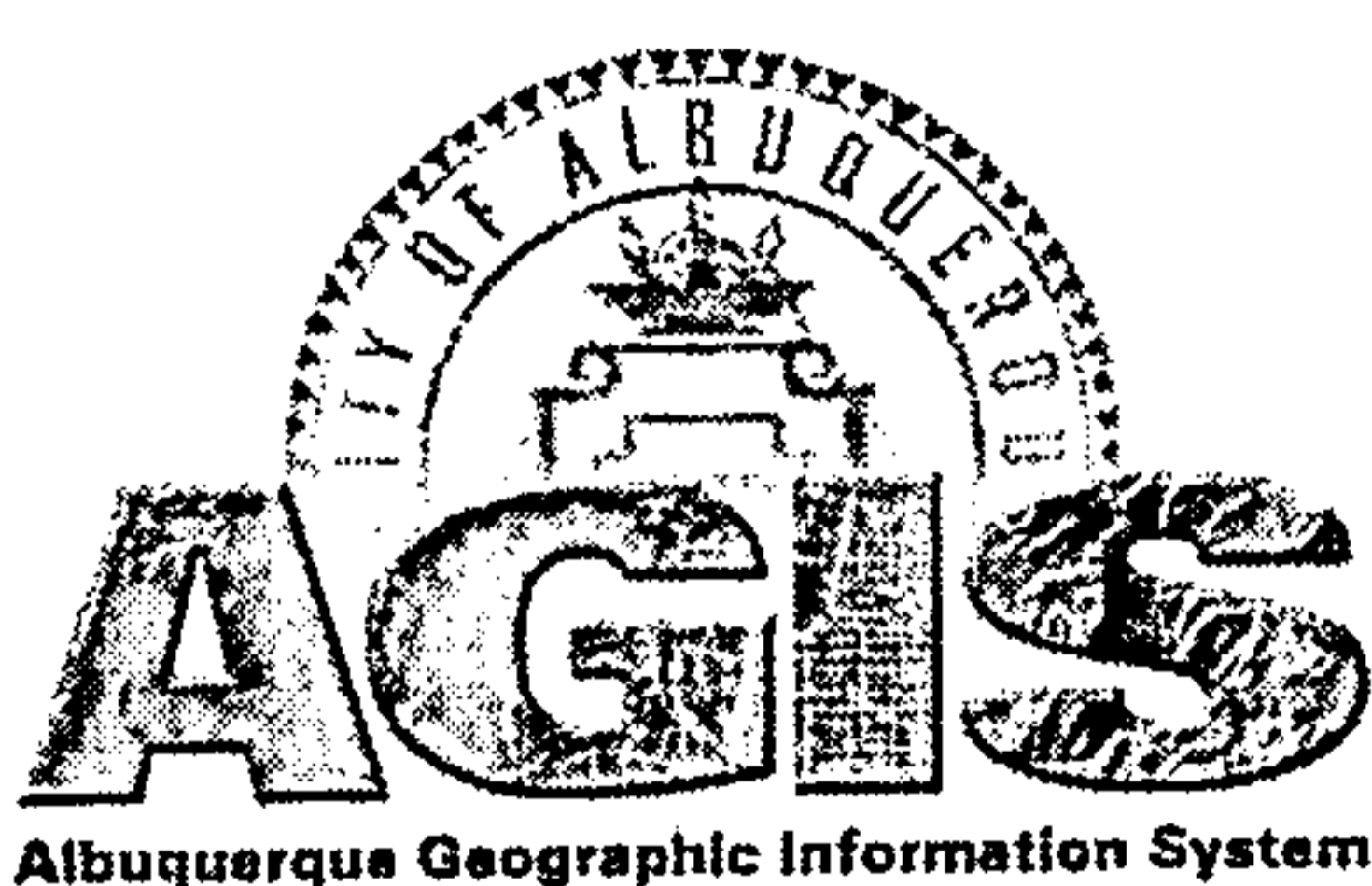
20'

20'

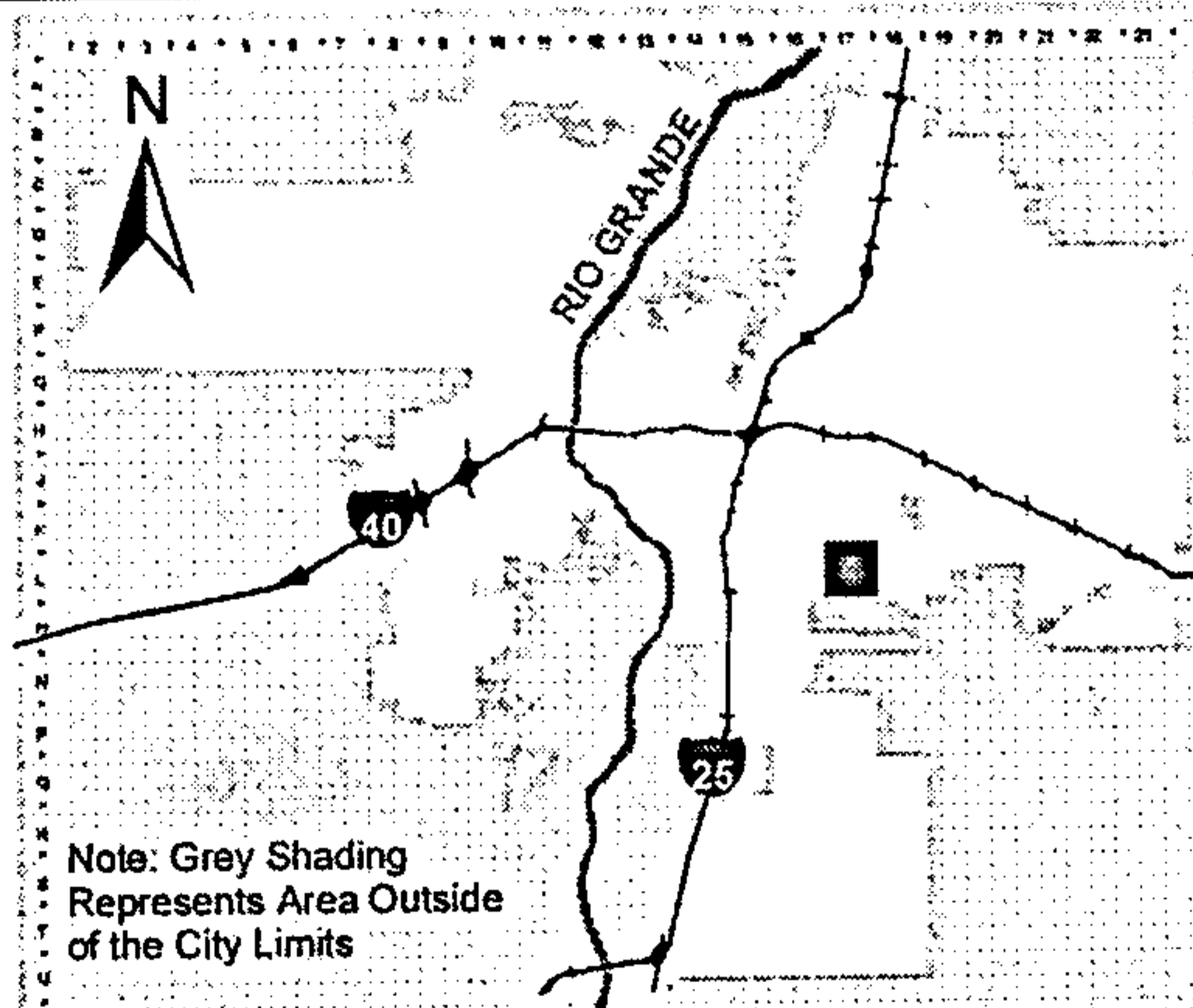




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

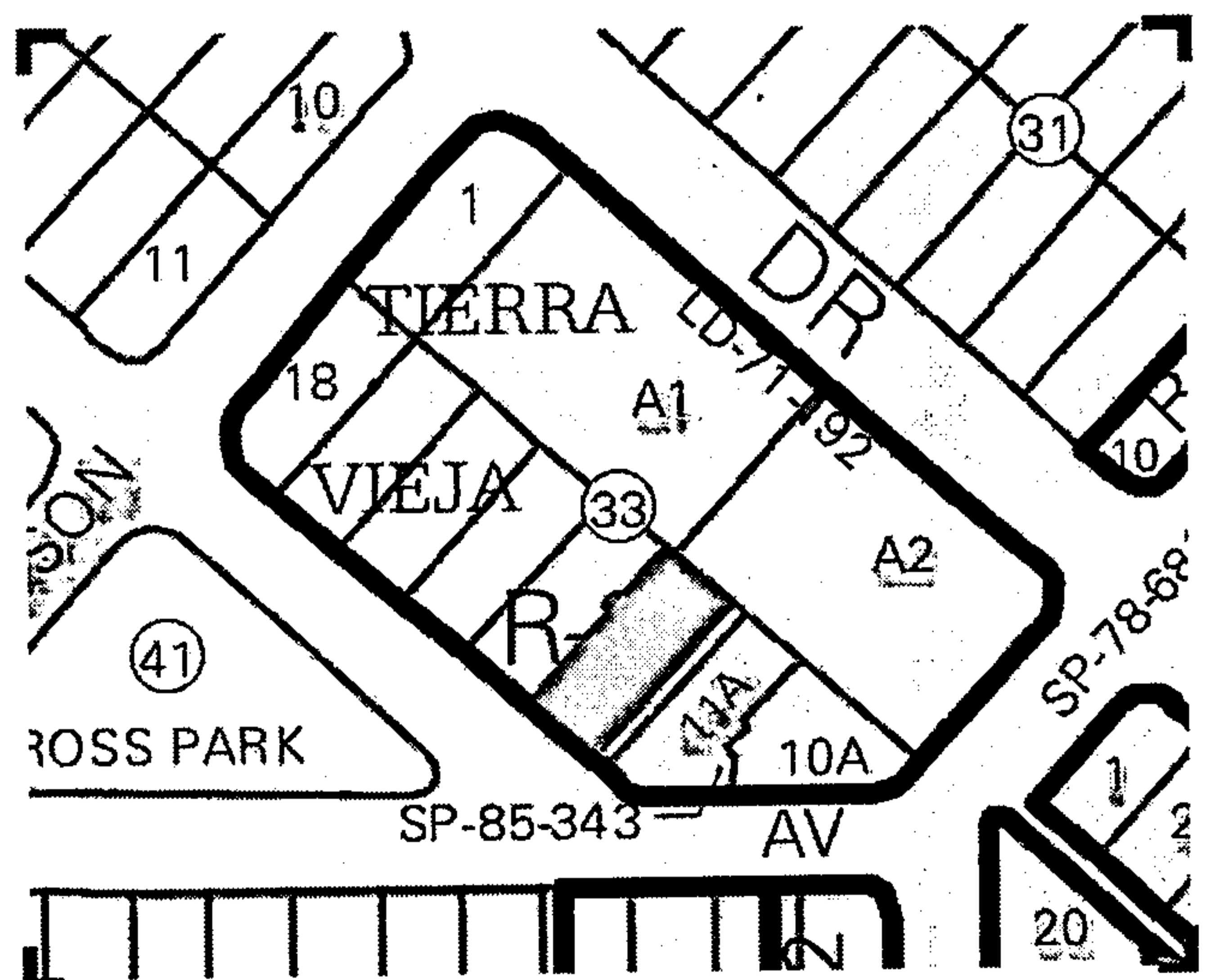
Zone Atlas Page:  
**L-17-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

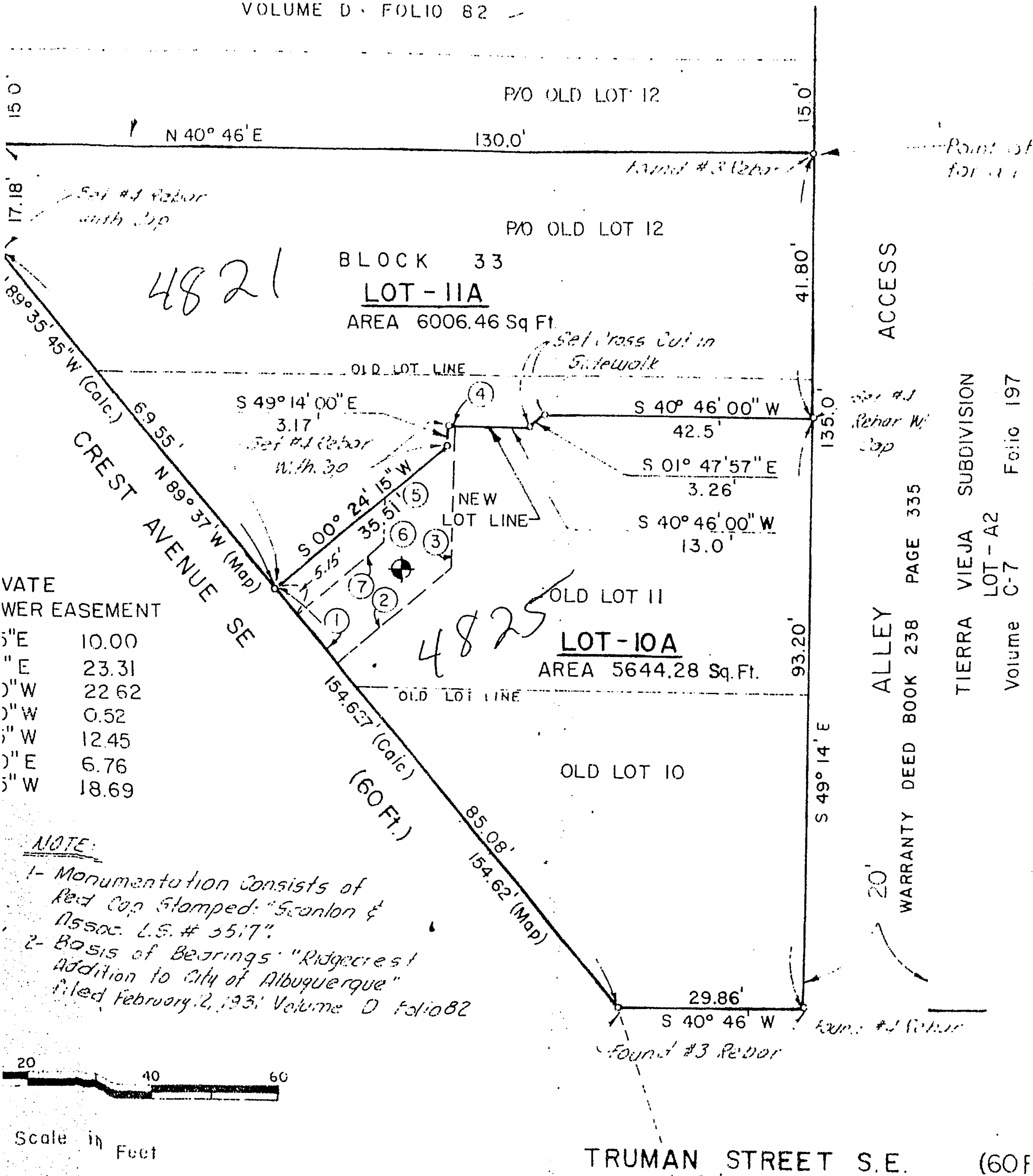
0 750 1,500 Feet

**BLOCK 33, RIDGECREST ADDN.  
LOT 13 & W. 15FT OF LOT 12  
(ROSS PLACE SE)**





RIDGECREST ADDITION  
VOLUME D - FOLIO 82



4821

4825

ACS Monument 114  
N.M. State Plane Coordinates (Central Zone)  
X = 399486.51 Y = 1476626.17  
Delta Alpha = -02° 11' 35"

Mult. 91.085  
W. 10.050



Kristina H. Yu  
1508 Quincy St. SE  
Albuquerque, NM 8108

Date: Nov. 06, 2014

Planning Department Services Center  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

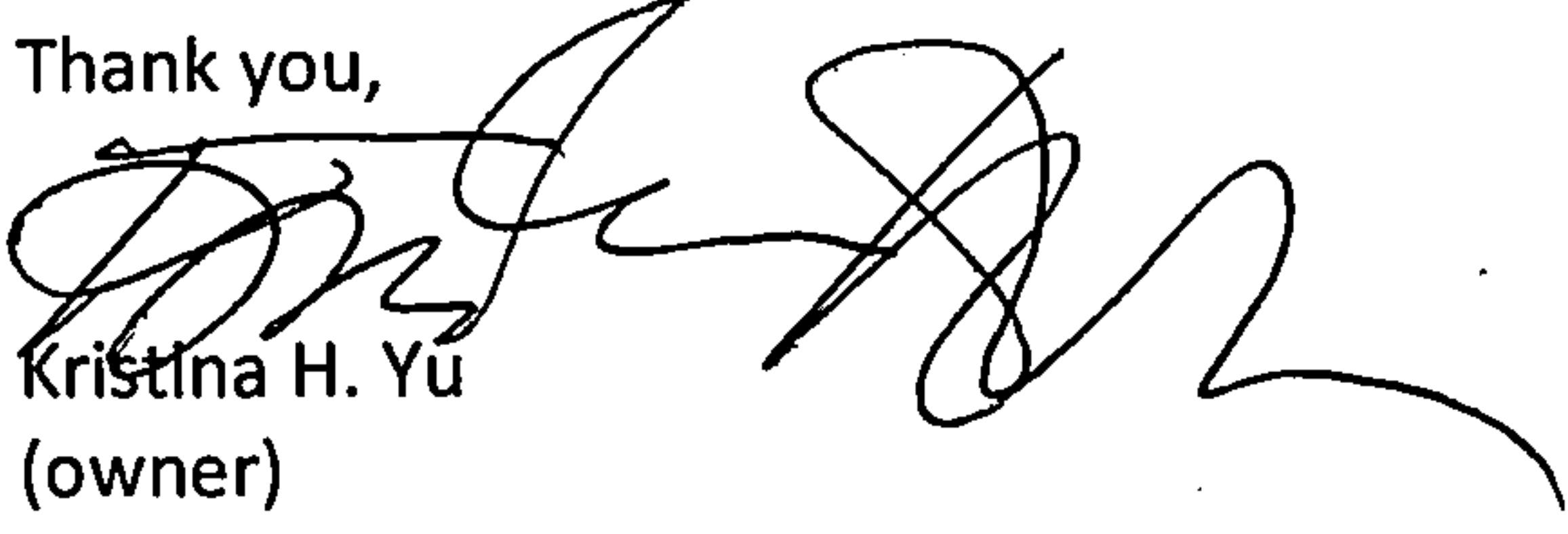
Dear Sir or Madam,

The following request concerns Lot 13 & W.15ft of Lot 12 of Block 33, Ridgecrest Addition, in the Southeast in Albuquerque. The property is zoned R2, is vacant land and fronts Ross Place, SE. The property is abutted by R2 zoned medium density apartments, where currently stand apartment triplexes.

Lot width= 65'  
Lot length= 130'  
Total square footage= 8,450ft<sup>2</sup>  
Physical Address: 1916 Ross Place

We are requesting that the property be subdivided to accommodate 2 Residential Townhouse Units. Under the R-T portion of the Zoning Code (14-16-2-9) paragraph "D", minimum lot width shall be 18 feet if the townhouse is provided with vehicle access only from the rear from an alley. The two new lots would have widths of 32'-6" and 32'-6". Minimum lot size is designated at 1760 ft<sup>2</sup>. The proposed subdivision would yield lot areas of 4225 ft<sup>2</sup> and 4225ft<sup>2</sup>, thereby meeting the requirement for minimum lot size.

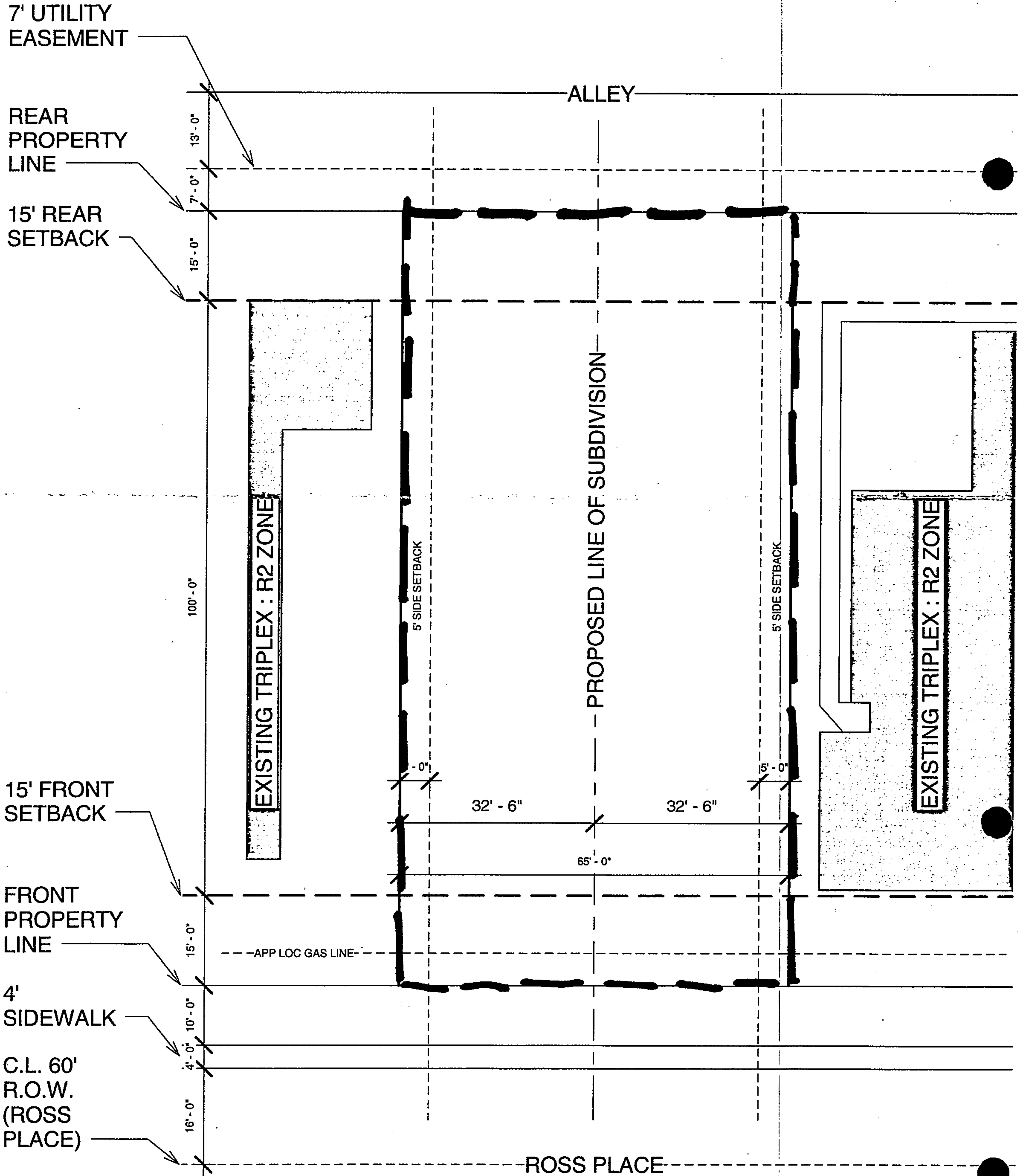
Thank you,

  
Kristina H. Yu  
(owner)

Enclosures:  
Proposed R-T scaled re-plat drawing (6 copies)  
Recent ILR  
Zone Atlas Map showing location  
Previous file number(s): 1005459

# SKETCH PLAT

BLOCK 33, RIDGECREST ADDN.  
LOT 13 & W. 15FT OF LOT 12  
(ROSS PLACE SE)



① SKETCH PLAT  
3/64" = 1'-0"

11/11/2014 5:14:48 PM

**McCLAIN + YU**  
ARCHITECTURE & DESIGN



PROJECT #  
1010284

DECEMBER 3. 2014

\*\*\*  
(SK)